

Many typical manufacturing sites within the corporate limits of Kinston consist of a large site with the plant facility or building occupying from 85% to 100% of the site and possibly an on-site or off-site paved or unpaved parking area for employees. Most sites do not blend in or enhance the surrounding land uses but tend to stimulate blight. Not only should the Kinston Zoning Ordinance regulate areas of manufacturing, but should regulate the manufacturing site to prevent the stimulation of blight. This could be accomplished with zoning ordinance requirements for an adequate number of on-site paved parking spaces for employees and visitors; for buffer areas of trees and/or shrubs where the manufacturing land abuts land uses such as residential and services; for architecturally designed plant facilities or building so that the facility will enhance its surrounding area and land uses; and for sufficient site size with approved landscaping. Possible site size could be one and a half to two times the size of the projected maximum size of the facility or building.

All towns and cities want new industries, but new industries should not be allowed to have a free hand in where they locate; the size of their site; how their site is layed out and designed; and most important the type industry and site must be evaluated as to its affects on existing and planned adjacent land uses.

#### Transportation, Communications and Utilities Development

The 1960 Development Plan projected that 997 acres of land would be used for transportation by 1980. The 1971 Land Use Survey reflects that during the past decade 784 acres were developed